

## NOTICE & AGENDA

### REDEVELOPMENT AGENCY OF FARMINGTON

**NOTICE IS HEREBY GIVEN** that a meeting of the Governing Board of the Redevelopment Agency of Farmington City, Davis County, Utah, will be held at the second floor of **Farmington City Hall** located at 160 South Main, Farmington, Utah, on Tuesday, **June 18, 2019, at 7:15 p.m.** The agenda shall be as follows:

7:15 Roll Call

7:20 Resolution Appointing City Manager as Secretary/Treasurer of the Redevelopment Agency


#### **PUBLIC HEARING:**

7:25 Resolution Amending the Annual Budget for Fiscal Year ending June 30, 2019; and Adopting the Annual Budget for Fiscal Year ending June 30, 2020

*Motion to adjourn and reconvene the City Council meeting.*

DATED this 18th day of June, 2019.

REDEVELOPMENT AGENCY

By:   
Holly Gadd, City Recorder

*In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting, should notify Holly Gadd, City Recorder, 451-2383 x 205, at least 24 hours prior to the meeting.*

**Posted 06/13/2019**

REDEVELOPMENT AGENCY AGENDA

For **RDA** Meeting:  
June 18, 2019

**S U B J E C T: Resolution Appointing City Manager as Secretary/Treasurer of the  
Redevelopment Agency**

**ACTION TO BE CONSIDERED:**

Appoint the position of City Manager to serve as the Secretary/Treasurer of the Redevelopment Agency of Farmington City.

**GENERAL INFORMATION:**

NOTE: Appointments must be scheduled 14 days prior to Council Meetings; discussion items should be submitted 7 days prior to Council meeting.

**RDA RESOLUTION NO. 2019-  
RESOLUTION OF THE REDEVELOPMENT AGENCY OF  
FARMINGTON CITY ELECTING CITY MANAGER TO SERVE AS  
SECRETARY/TREASURER OF THE REDEVELOPMENT AGENCY OF  
FARMINGTON CITY**

**WHEREAS**, the Redevelopment Agency of Farmington City was created to transact the business and exercise all of the powers provided for in the Utah Neighborhood Development Act, and

**WHEREAS**, the Redevelopment Agency of Farmington City finds it necessary and desirable to elect the City Manager to serve as the Secretary/Treasurer of the Redevelopment Agency of Farmington

**WHEREAS**, the officer shall transact the business and exercise the powers of the Agency in his/her official capacity as described and provided for within the by-laws of the Redevelopment Agency of Farmington City; and shall serve for the designated term of said office, or until such time as the Board of Directors shall designate an election to be held at a regular meeting of the agency.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Directors of the Redevelopment Agency of Farmington City that the aforesaid officer be, and are hereby appointed to serve in the Redevelopment Agency of Farmington City.

**PASSED** this 18th day of June, 2019, by the Board of Directors of the Redevelopment Agency of Farmington City.

\_\_\_\_\_  
H. James Talbot, Chair

**ATTEST:**

\_\_\_\_\_  
Shane Pace  
Secretary/Treasurer

## REDEVELOPMENT AGENCY AGENDA

For **RDA** Meeting:  
June 18, 2019

**PUBLIC HEARING:** Resolution Amending the Annual Budget for Fiscal Year ending June 30, 2019; and Adopting the Annual Budget for Fiscal Year ending June 30, 2020

### ACTION TO BE CONSIDERED:

1. Hold Public Hearing.
2. Approve the resolution amending the annual budget for fiscal year ending 06/30/2019 and adopt the annual budget for the Redevelopment Agency of Farmington City for fiscal year ending 06/30/2020; for the US 89 and Station Park Project Areas.

### GENERAL INFORMATION:

See enclosed staff report prepared by Keith Johnson, Assistant City Manager.

NOTE: Appointments must be scheduled 14 days prior to Council Meetings; discussion items should be submitted 7 days prior to Council meeting.



# FARMINGTON CITY

H. JAMES TALBOT  
MAYOR

BRETT ANDERSON  
DOUG ANDERSON  
ALEX LEEMAN  
CORY RITZ  
REBECCA WAYMENT  
CITY COUNCIL

SHANE PACE  
CITY MANAGER

## Redevelopment Agency Staff Report

To: Mayor and City Council

From: Keith Johnson, Assistant City Manager

Date: June 13, 2019

Subject: **AMENDING AND ADOPTING OF THE RDA BUDGETS.**

### RECOMMENDATIONS

1. Hold public hearing.
2. Approve the enclosed resolution which amends the budgets for fiscal year 2019, and adopts the RDA US 89 and Station Park project area budgets for fiscal year ending June 30, 2020.

### BACKGROUND

A resolution for amending the fiscal year 2019 and adopting the June 30, 2020 budgets is before you. A public hearing is to be held for any public input or comments before the adoption of the resolution.


The main points of the RDA budgets is that the US 89 RDA has a few more years to collect the additional tax increment for parks and recreation. The Station Park RDA is accelerating in tax increment as a lot of the buildings are now complete and it will be paid off in 2021.

Respectfully Submitted,



Keith Johnson,  
Assistant City Manager

Review and Concur,



Shane Pace,  
City Manager

**REDEVELOPMENT AGENCY OF FARMINGTON CITY  
RESOLUTION NO. 2019-\_\_\_\_\_**

**RESOLUTION OF THE REDEVELOPMENT AGENCY OF FARMINGTON CITY CONSENTING TO AMENDING THE ANNUAL BUDGET FOR FISCAL YEAR ENDING JUNE 30, 2019; AND ADOPTING THE ANNUAL BUDGET FOR ENTITLED "REDEVELOPMENT AGENCY OF FARMINGTON CITY OFFICIAL OPERATING AND CAPITAL BUDGET FOR FISCAL YEAR ENDING JUNE 30, 2020; FOR THE US 89 AND STATION PARK PROJECT AREAS.**

**WHEREAS**, the Utah Code Annotated, 1953, as amended, requires the Board of Directors of the Redevelopment Agency of Farmington City to adopt a budget for the ensuing fiscal year by Resolution; and

**WHEREAS**, the Board of Directors has prepared said budget and has submitted the same for public review and hearing; and

**WHEREAS**, the budget conforms to the requirements of the Utah Uniform Fiscal Procedures Act;

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE REDEVELOPMENT AGENCY OF FARMINGTON CITY, as follows:**

That the document entitled:

REDEVELOPMENT AGENCY OF FARMINGTON CITY  
FARMINGTON, UTAH  
OFFICIAL BUDGET FOR FISCAL YEAR  
ENDING JUNE 30, 2020.  
FOR THE US 89 AND STATION PARK PROJECT AREAS.

**ADOPTED** this 18th day of June, 2019.

**REDEVELOPMENT AGENCY OF  
FARMINGTON CITY**

\_\_\_\_\_  
H. James Talbot, Chair

**ATTEST:**

\_\_\_\_\_  
Shane Pace  
Secretary-Treasurer

RDA  
US 89 Area

FY 2019

Beginning Balance			291,170
<u>Revenues</u>			
Property Tax		180,000	
Interest		6,500	
GF Loan		0	
Bond Proceeds		0	
	Total Revenues	186,500	
<u>Expenses</u>			
General Administration		13,000	
School District Repayment		0	
Recreation - transfer		0	
Bond Payments		188,000	
Loan Payment to GF		0	
Purchase Land - Old Farm		0	
1075 W improvements		0	
	Total Expenses	201,000	
Fund Balance 6/30/19	Unreserved	-14,500	276,670

FY 2020

Beginning Balance			276,670
<u>Revenues</u>			
Property Tax		180,000	
Interest		4,500	
GF Loan		0	
Bond Proceeds		0	
	Total Revenues	184,500	
<u>Expenses</u>			
General Administration		13,700	
School District Repayment		0	
Recreation - transfer		0	
Bond Payments		187,000	
Loan Payment to GF		0	
Purchase Land - Old Farm		0	
Shepard Ln improvements		10,000	
	Total Expenses	210,700	
Fund Balance 6/30/20	Unreserved	-26,200	250,470

Account Number	Account Title	07/18-06/19 Cur YTD Actual	2018-19 Approved Budget	2018-19 Modified Budget
<b>FARMINGTON RDA FUND</b>				
<b>TAXES</b>				
20-310-000	TAXES	182,177	180,000	180,000
	Total TAXES	182,177	180,000	180,000
<b>INTEREST</b>				
20-360-000	INTEREST	5,782	3,500	6,500
	Total INTEREST	5,782	3,500	6,500
<b>FUND BALANCE APPROPRIATION</b>				
20-399-000	FUND BALANCE APPROPRIATION	00	8,700	00
	Total FUND BALANCE APPROPRIATION	00	8,700	00
<b>EXPENDITURES</b>				
20-400-000	EXPENDITURES	8,771	12,200	13,000
	Total EXPENDITURES	8,771	12,200	13,000
<b>NON-ADMINISTRATIVE EXPENSES</b>				
20-401-000	NON-ADMINISTRATIVE EXPENSES	184,438	180,000	188,000
	Total NON-ADMINISTRATIVE EXPENSES	184,438	180,000	188,000
	FARMINGTON RDA FUND Revenue Total	187,959	192,200	186,500
	FARMINGTON RDA FUND Expenditure Total	193,209	192,200	201,000
	Net Total FARMINGTON RDA FUND	5,250-	00	14,500-



Account Number	Account Title	2019-20 Requested Budget	2019-20 Recommend Budget	2019-20 Approved Budget
<b>FARMINGTON RDA FUND</b>				
<b>TAXES</b>				
20-310-000	TAXES	180,000	180,000	180,000
	Total TAXES:	180,000	180,000	180,000
<b>INTEREST</b>				
20-360-000	INTEREST	4,500	4,500	4,500
	Total INTEREST:	4,500	4,500	4,500
<b>FUND BALANCE APPROPRIATION</b>				
20-399-000	FUND BALANCE APPROPRIATION	.00	26,200	26,200
	Total FUND BALANCE APPROPRIATION:	.00	26,200	26,200
<b>EXPENDITURES</b>				
20-400-000	EXPENDITURES	13,700	13,700	13,700
	Total EXPENDITURES:	13,700	13,700	13,700
<b>NON-ADMINISTRATIVE EXPENSES</b>				
20-401-000	NON-ADMINISTRATIVE EXPENSES	187,000	187,000	187,000
	Total NON-ADMINISTRATIVE EXPENSES:	187,000	187,000	187,000
<b>CAPITAL PROJECTS</b>				
20-470-000	CAPITAL PROJECTS	10,000	10,000	10,000
	Total CAPITAL PROJECTS:	10,000	10,000	10,000
	FARMINGTON RDA FUND Revenue Total:	184,500	210,700	210,700
	FARMINGTON RDA FUND Expenditure Total:	210,700	210,700	210,700
	Net Total FARMINGTON RDA FUND:	26,200-	00	00

# RDA Station Park

## FY 2019

Beginning Balance		2,693,858
<b>Revenues</b>		
Property Taxes- Tax Increment	3,900,000	
Interest	70,000	
GF Loan	0	
Contributions	0	
Total Revenues	<u>3,970,000</u>	
<b>Expenses</b>		
General Administration	0	
Professional & Technical	0	
Developer	3,095,000	
Transfer to General Fund	0	
Loan Payments to GF	0	
Total Expenses	<u>3,095,000</u>	
Fund Balance 6/30/19	875,000	<u>3,568,858</u>

## FY 2020

Beginning Balance		3,568,858
<b>Revenues</b>		
Property Taxes- Tax Increment	4,100,000	
Interest	75,000	
GF Loan	0	
Contributions	0	
Total Revenues	<u>4,175,000</u>	
<b>Expenses</b>		
General Administration	0	
Professional & Technical	0	
Developer	400,000	
Developer Housing	2,450,000	
Loan Payments to GF	0	
Total Expenses	<u>2,850,000</u>	
Fund Balance 6/30/20	1,325,000	<u>4,893,858</u>

## RDA Station Park

Tax Year	Fiscal Year	Total Amount	Housing City 5.4 %	Housing CenterCal	Admin	Betterments	Lagoon	CenterCal	CenterCal Additional	Totals
2012	2013	698,590.00	37,724.00	101,994.00	300,000.00	200,000.00	58,872.00	0.00		698,590.00
2013	2014	1,178,737.00	63,651.80	172,095.60	0.00	0.00	41,128.00	901,861.60		1,178,737.00
2014	2015	2,562,183.00	138,357.88	374,078.72	0.00	0.00	0.00	2,049,746.40		2,562,183.00
2015	2016	2,896,536.00	156,412.94	422,894.26	0.00	0.00	0.00	2,317,228.80		2,896,536.00
2016	2017	3,427,511.00	185,085.59	500,416.61	0.00	0.00	0.00	2,742,008.80		3,427,511.00
2017	2018	3,500,980.00	189,052.92	511,143.08	0.00	0.00	0.00	2,800,784.00		3,500,980.00
2018	2019	3,868,354.00	208,891.12	564,779.68	0.00	0.00	0.00	3,094,683.20		3,868,354.00
2019	2020 **	4,100,000.00	20,823.75	52,598.05	60,000.00	0.00	0.00	293,687.20	3,672,891.00	4,100,000.00
2020	2021	527,109.00	0.00	0.00		0.00	0.00	0.00	527,109.00	527,109.00
Totals		22,760,000.00	1,000,000.00	2,700,000.00	360,000.00	200,000.00	100,000.00	14,200,000.00	4,200,000.00	22,760,000.00

		07/18-06/19	2018-19	2018-19
		Cur YTD	Approved	Modified
Account Number	Account Title	Actual	Budget	Budget
<b>FARMINGTON STATION PARK RDA</b>				
<b>TAXES</b>				
22-310-000	TAXES	3,868,354	3,600,000	3,900,000
	Total TAXES	3,868,354	3,600,000	3,900,000
<b>INTEREST</b>				
22-360-000	INTEREST	60,964	40,000	70,000
	Total INTEREST	60,964	40,000	70,000
<b>EXPENDITURES</b>				
22-400-000	EXPENDITURES	6,139	00	20,000
	Total EXPENDITURES	6,139	00	20,000
<b>CAPITAL PROJECTS</b>				
22-470-000	CAPITAL PROJECTS	00	2,880,000	3,095,000
	Total CAPITAL PROJECTS	00	2,880,000	3,095,000
<b>FUND BALANCE INCREASE</b>				
22-999-000	FUND BALANCE INCREASE	00	760,000	00
	Total FUND BALANCE INCREASE	00	760,000	00
	FARMINGTON STATION PARK RDA Revenue Total	3,929,318	3,640,000	3,970,000
	FARMINGTON STATION PARK RDA Expenditure Total	6,139	3,640,000	3,115,000
	Net Total FARMINGTON STATION PARK RDA	3,923,179	00	655,000

Account Number	Account Title	2019-20 Requested Budget	2019-20 Recommend Budget	2019-20 Approved Budget
<b>FARMINGTON STATION PARK RDA</b>				
<b>TAXES</b>				
22-310-000	TAXES	.00	4,100,000	4,100,000
	Total TAXES:	.00	4,100,000	4,100,000
<b>INTEREST</b>				
22-360-000	INTEREST	45,000	75,000	75,000
	Total INTEREST:	45,000	75,000	75,000
<b>CAPITAL PROJECTS</b>				
22-470-000	CAPITAL PROJECTS	.00	2,850,000	2,850,000
	Total CAPITAL PROJECTS:	.00	2,850,000	2,850,000
<b>FUND BALANCE INCREASE</b>				
22-999-000	FUND BALANCE INCREASE	.00	1,325,000	1,325,000
	Total FUND BALANCE INCREASE:	.00	1,325,000	1,325,000
	FARMINGTON STATION PARK RDA Revenue Total:	45,000	4,175,000	4,175,000
	FARMINGTON STATION PARK RDA Expenditure Total:	.00	4,175,000	4,175,000
	Net Total FARMINGTON STATION PARK RDA:	45,000	.00	.00